

WORKING TOGETHER TO MAKE A DIFFERENCE

CITY OF TUCSON AND PIMA COUNTY CONSORTIUM

2010 – 2015 HUD CONSOLIDATED PLAN CITIZEN SUMMARY

Vision: Sustainable Communities

Goals

- Invest in geographic areas with the greatest need while promoting greater housing choice and economic and social integration.
- Be the model of cooperative and coordinated planning and implementation, encouraging community support and engagement.
- Develop innovative funding sources.
- Invest in human dignity and thriving communities by supporting intervention, prevention, improvement and enrichment activities.

What is the Consolidated Plan?

The Consolidated Plan provides a framework for housing, homeless, community development and economic development activities over the next 5-year period that begins July 1, 2010.

This Citizen Summary captures conditions and strategies on demographics, economics, housing, homelessness, special needs populations, human services and community development. It describes how Pima County and The City of Tucson are working together to support thriving communities.

What Geographic Area does the Consolidated Plan Cover?

There are four regions:

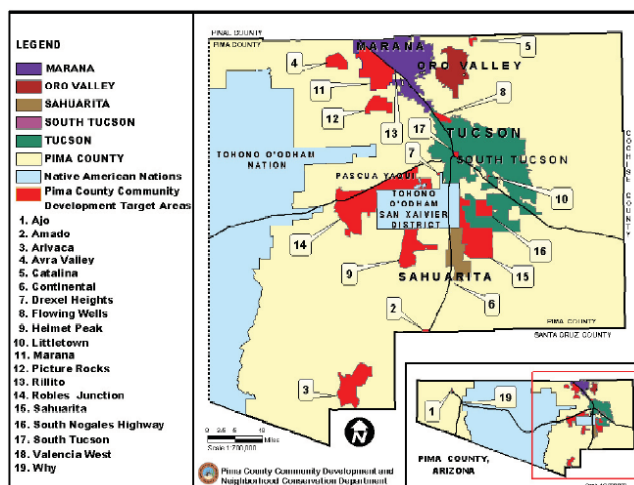
1. Pima County
2. City of Tucson
3. Urban County, including Marana, Oro Valley, Sahuarita, South Tucson and 23 Census Designated Places
4. Rural County, including all of those areas outside the Towns, Cities and Census Designated Places and not including Indian Reservations.

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Pima County encompasses 9,184 square miles and shares a 127 mile border with Mexico. Only 14% of the County's land is in private ownership; the remainder is held by State and Federal Governments and the Pascua Yaqui and Tohono O'odham Tribes.

This map of Pima County includes Community Development Target Areas. More than 51% of the households in Target Areas are low and moderate income by HUD's definition. Pima County directs many of its resources to these target areas to achieve comprehensive visible impacts.



Consolidated Plan Resources (2009 Allocation)

Entitlement Resources

	City of Tucson	Pima County
Community Development Block Grant (CDBG)	\$6,180,686	\$2,703,834
HOME Investment Partnership	\$4,464,877	
Emergency Shelter Grants (ESG)	\$271,691	\$114,004
Housing Opportunities for Persons with AIDS	\$420,497	

Stimulus and Competitive Programs

Housing Opportunities for Persons with AIDS		\$437,942
Neighborhood Stabilization Program	\$7,286,911	\$3,086,867
Neighborhood Stabilization Program II		\$22,165,000



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DEMOGRAPHICS

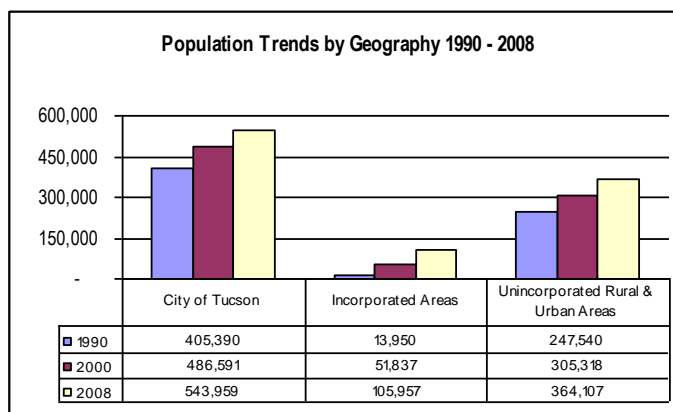
Pima County: A Desirable Place to Live

People move to Pima County for any number of reasons:

- Favorable weather;
- Relatively affordable housing;
- Outdoor recreation;
- Expanding employment opportunities;
- Cultural richness.

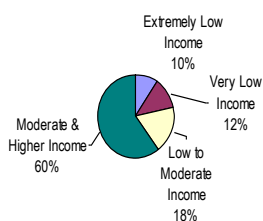
Population

The population in Pima County reached 1,000,000 in 2007. More than half of the population lives in Tucson; one third live in unincorporated areas, and the rest in the incorporated communities of Marana, Oro Valley, Sahuarita, and South Tucson.



145,630 Pima County households are low or moderate income.

Households by HUD Income Category

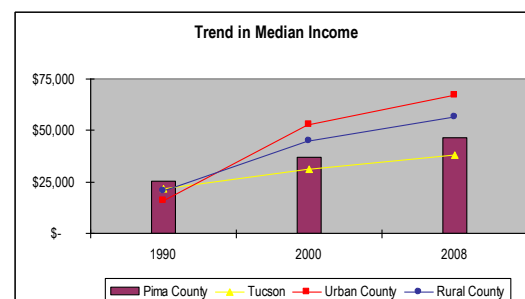


Income Barely Keeping Pace with Inflation

From 2000 to 2008, median income increased 3.2% in Pima County and 2.8% in Tucson, while inflation was 2.9%, indicating that income just kept pace with inflation.

Recent migrants came with higher incomes and higher levels of education than existing residents.

Greater income increases were seen outside of Tucson, where the influx of retirees and empty nesters was more pronounced.



Single People and Married Couples with No Children are 60% of Households

- 30% of Pima County's households are single people and another 30% are married couples with no children.
- One of three households includes children. Single parents head one quarter of households with children.

Rent or Own?

Homeownership is most common among married couples, both with and without children. One half of single people own. Renting is most common among single-parent families and unrelated people living together.

Race and Ethnicity

Nearly three quarters (73%) of the population is White. One third of households are Hispanic.

The population is becoming more diverse. Approximately 10,000 refugees have moved to Tucson since 1975, including 3,000 in the past three years. Recent refugees are coming mostly from Bhutan, Iran, Iraq, Cuba, Afghanistan, and Somalia. From 2000 to 2008:

- The White population grew 13%.
- The Hispanic population grew 24%.
- The Minority population grew 24%.

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HOUSING AND ECONOMICS

The Housing Stock

- In 2008 there were 421,325 housing units in Pima County, including 225,340 in Tucson.
- From 2000 to 2008, the number of housing units in unincorporated Pima County increased by 54,588 and in Tucson by 15,548.
- The largest volume of new units was in the fast-growing communities of Marana and Sahuarita.
- 72% of housing units are single-family units.
- Nearly 200,000 housing units are more than 30 years old. 62,807 units are more than 50 years old.
- One of every ten units is vacant.
- 3,420 housing units lack complete plumbing or kitchen facilities.

7,200 Affordable Rental Units Needed for Low Income Renters

Affordable rentals are those that rent for \$350/month or less including utilities.



Employment and Economic Development

There were 377,630 people employed in the workforce in 2008. Five industries accounted for more than half of all employment – health care and social assistance, retail trade, educational services, accommodation and food services, and public administration. The median wage was \$30,830 or 67% of the median income, so a family of four with one earner at the median wage would be considered low income by HUD's definition.

Economic Development efforts are focused on:

1. High-skilled, high-wage jobs;
2. Educational excellence;
3. Urban renaissance;
4. Livable communities; and
5. Collaborative governance and stewardship.

Wages & Housing Affordability

Tucson and Pima County have historically had lower wage jobs than much of Arizona and the U.S. Workers in the Tucson region earn about 88% of what the average U.S. worker earns.

Unemployment has nearly doubled in the past year, increasing demand for job training, employment services, food and clothing, and assistance with stable housing.

	Employees	Single Earner		1.5 Earners		2 Earners	
		Rent	Own	Rent	Own	Rent	Own
Cashier	10,880						
Nurse	7,690						
Secretary	4,980						
Home Health Aide	4,030						
School Teacher	4,020						
Cook	2,940						
Police Officer	2,060						

Light/Green = Affordable

This chart demonstrates the housing challenges that working households have. Even many working households with two earners are challenged to purchase a home; renting is affordable for most.

Quick Facts – Renter Needs

- 37,715 renters earning less than 50% of median income pay more than 30% of their income for rent and utilities.
- 5,746 individuals and families are on the waiting list for public housing and monthly rental assistance. The average wait for assistance is eight years.
- 67,234 renters live in housing that is more than 30 years old.
- About 37,500 units in Pima County are considered affordable for purchase by low and moderate income households, many of whom are renters.

Quick Facts – Owner Needs

Ownership increases with household income. Higher income households are generally able to save for a down payment and closing costs, meet lender credit requirements, and take advantage of the tax benefits of homeownership.

- 80% of middle- higher income households are owners, compared to 54% of low-moderate income households.
- 50,090 owners earn less than 80% of median income and pay more than 30% of their income for housing.
- 115,913 owners live in housing that is more than 30 years old.
- 21,005 owners are elderly or disabled and have some housing problem.

Foreclosures will Continue to Impact the Economy

- Approximately 21,000 owners received foreclosure notices in 2008 and 2009; half as many lost their homes.
- Factors contributing to foreclosure include job loss, high-risk and high-cost financing, tighter credit criteria, and loss of value.

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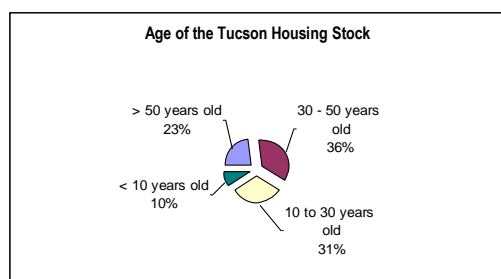
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THE CITY OF TUCSON

*There are 232,881 housing units in Tucson;
71% are single-family units.*

Age of the Housing Stock and Housing Quality



The age of a housing unit is one indicator of housing quality. Housing quality encompasses a range of issues that are central to quality of life not only for the people who live in the unit but for the entire community. The quality of the housing stock also reflects economic prosperity and pride of community, which in turn encourage economic investment.

- One in four Tucson housing units is more than 50 years old.
- Older housing units are more likely to be in need of rehabilitation.
- Energy efficiency and sustainability and historic preservation are important strategies.

Quick Facts – Renter Needs in Tucson

- 46% of households rent.
- One of six renters lives in housing that is more than 30 years old.
- 30% of renters could not afford to move into the \$674 median monthly rent unit in 2008.
- 25,372 renters have some housing problem - most of them pay more than 30% of income for rent.

Quick Facts – Owner Needs in Tucson

- One third of owners live in housing that is more than 30 years old.
- 18,215 owners have some housing problem – most of them pay more than 30% of income for housing.

Who lives in Tucson?

Tucson represents 53% of the County population. Yet it has:

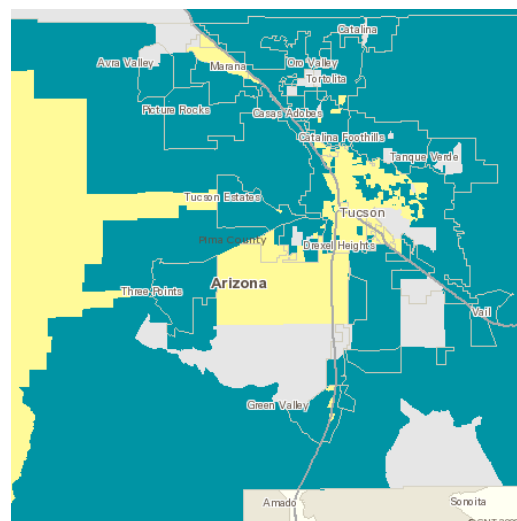
- Seven of ten single parent families.
- Two thirds of the Hispanic population.
- Two thirds of single person households.
- Six of ten children.
- Less than one half of seniors.
- Less than one half of married couples with no children.
- A median income of \$37,936; 82% of the County median income.
- 75% of the multi-family housing stock.

The Housing and Transportation Affordability Index

Simply considering housing costs alone does not give a complete view of affordability. Locations may also be efficient and affordable.

If it is assumed that spending no more than 45% of a household's income for both housing and transportation is affordable, a household earning the median income has a relatively small area of the region to choose from, primarily limited to central Tucson and Marana.

Light/yellow areas are affordable.



Collaborating to Rehabilitate & Repair Housing

Ten local non-profit agencies and the City of Tucson have collaborated to rehabilitate and repair Tucson's aging housing stock. Rehabilitation is defined as a major improvement to the home, while repair is minor and simply maintains the home in working order and helps prevent future deterioration. In 2008, the collaboration rehabilitated 573 owner-occupied housing units and repaired an additional 275 units.

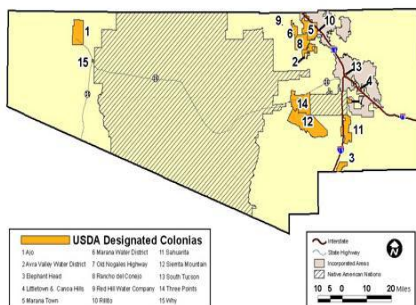
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PIMA COUNTY – BOTH URBAN AND RURAL

Pima County USDA Designated Colonias



15 Designated Colonias

Colonias include all types of communities located within 150 miles of the US-Mexico border that meet the federal definition of lacking sewer, wastewater removal, decent housing, or other

The Rural County

Rural areas are generally those outside of incorporated areas or Census Designated Places. Approximately 35% of the County's population lives in the Rural County.

The Urban County

The Urban County includes four incorporated communities: Marana, Oro Valley, Sahuarita, and South Tucson; and 23 Census Designated Places. Census Designated Places are densely settled concentrations of population not within an incorporated place, but locally identified by a name, they include Green Valley, Drexel Heights and Vail to name a few. Approximately 10% of the County's population lives in the Urban County.

Who lives in Pima County's Urban and Rural Areas?

Both the urban and rural areas of the county have been attractive to empty nesters and retirees alike. The median age in Pima County is 37 years. Median age is lower in the more densely populated urban county and higher in the rural county.

Older householders generally have higher incomes. In turn, higher income households have higher rates of homeownership. The lowest homeownership rate is in South Tucson - 40% and the highest are in Oro Valley and Sahuarita - 88%.

basic services. To improve the health and safety of residents, Colonias are eligible to receive funding from the US Department of Agriculture and the Environmental Protection Agency.

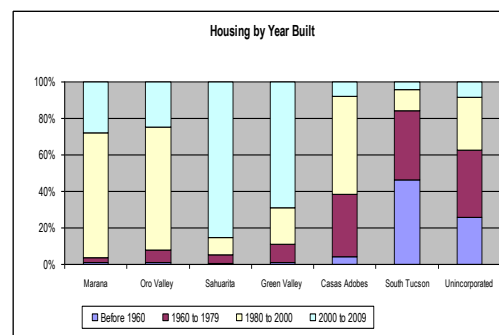
19 Community Development Target Areas

In 2000, 59,081 people (or 7% of Pima County's total population) resided in Community Development Target areas. Thirty-nine percent of the people were Hispanic or Latino, and 61% were low- or moderate-income. With the exception of South Tucson, target areas are located in the suburban fringe and urban areas.

Housing Variety and Affordability

Each community has a unique character. One thing that many Pima County communities have in common is that most of the housing stock is single-family. This occurred in some communities by necessity – wells and septic systems must have sufficient distance to be safe – and in others by choice, as buyers were seeking large parcels of land to enjoy the outdoor beauty, raise livestock, and vacation. Still others developed through lot splitting and wildcat subdivisions. Communities with higher populations are more likely to have multi-family housing, while the most rural communities have higher proportions of manufactured housing.

The communities with the most growth during the past two decades have the highest proportion of single-family housing. Housing is expensive in these communities, and many are located far from employment and other services. Foreclosure rates are also high in many of these communities and residents are moving away as there are few other housing choices.



Revitalizing Flowing Wells

The Flowing Wells story is an amazing example of how targeting resources can strengthen communities. Flowing Wells is a HUD-approved Neighborhood Revitalization Strategy Area (NRSA). Since the NRSA was developed in 1999, over \$16 million has leveraged a multi-year funding commitment of General Obligation bonds and \$585,000 in CDBG funding from Pima County. That funding has benefited the 3.1 square mile neighborhood by providing decent housing, a safer community, and improvements such as traffic signals, drainage and sidewalks. The latest additions have been two parks, a community center, and a health center. CDBG funds funded the community center, street lights, crime and safety programs, and affordable housing activities.

Housing is Less Affordable Outside of Tucson and South Tucson

- The median 2008 monthly rent in the Urban County was \$923 and in the Rural County was \$821, compared to \$674 in Tucson.
- 23,300 renters and 21,000 owners have some housing problem - most pay more than 30% of income for rent.
- The median 2008 housing price in the County was \$262,100, compared to \$180,600 in Tucson.
- Many households living outside of the central cities pay more than 60% of their income for housing and transportation together.

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SUPPORTING OUR MOST VULNERABLE POPULATIONS

What is supportive housing?

Supportive housing is linked with services that make it possible for a person to live in his or her home.

Supportive services include such things as independent living skills training, vocational skills training, personal care and home health services, transportation, and development of social skills.

Who needs supportive housing?

A person who would probably not be able to live in their own housing without the services.

Who provides supportive services?

Providers include home health aides, social workers, employment counselors, mental health workers and others.

How Many People with Special Needs Have Housing Needs?

Not all people who are part of a special population need housing or supportive services. Still, 75,800 people have housing problems and would benefit from assistance, including supportive housing, more affordable housing units, and accessibility and other home improvements, including.

- 46,775 Elderly
- 19,945 Disabled
- 4,740 Mentally Ill
- 2,250 DV Victims
- 1,790 with HIV/AIDS

Special Populations need Supportive Housing

Elderly and Frail Elderly. Thirty percent of Pima County's population is age 65 or older. Housing cost burden is a significant problem for both elderly owners and renters. There are 360 seniors on the public housing waiting list and 1,800 waiting for other government funded apartments. Housing rehabilitation and accessibility improvements are needed to support elders who wish to age in place. Of the clients receiving home repairs through the Pima County On Aging (PCOA) in 2009, 59% lived alone, 75% are women, 70% are disabled, and 59% have a monthly income under \$867. Nearly ten thousand seniors care for grandchildren under age 18.

Disabled. 38,000 people in Pima County have permanent disabilities. Many live on fixed incomes and have few opportunities to realize their full potential. Unemployment among the disabled is approximately double the non-disabled population. Among disabled households, more than half are low or moderate income and 70% have some housing problem. Housing problems are more common among renters as renters also tend to have lower incomes.

Persons Living With HIV/AIDS. Low-income people living with HIV/AIDS require subsidies to maintain safe, affordable housing, and a continuum of supportive services in order to access health care and other resources needed to maintain housing stability. It is estimated that every year more than 285 HIV/AIDS households have unmet housing need.

Seriously Mentally Ill. There are currently 21,453 adults and 8,325 children in the public mental health system in Pima County. Among adults, 4,740 are Seriously Mentally Ill as defined by a qualifying diagnosis and disability. There are currently 750 housing units designated for the SMI. For those SMI who are seeking housing, significant barriers exist due to crime and drug-free housing policies.

Chronic Alcohol and Substance Abuse. Approximately 15,000 individuals sought treatment during 2009, many more than once. There are an estimated 605 homeless individuals with chronic alcohol and substance addictions. Many of the homeless are also receiving services or treatment to address their everyday challenges.

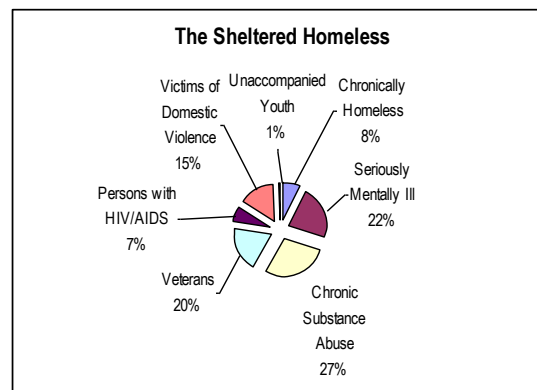
The Continuum of Care

The Continuum of Care and 10-year Plan to End Homelessness in Tucson guide the use of nearly \$400,000 in annual HUD resources that help the homeless. The resources are used to provide emergency shelter, transitional housing and permanent supportive housing. The homeless receive emergency shelter at various sites and through short-term vouchers. Transitional housing is an opportunity for the homeless to have stable housing for up to two years while they gain job skills, find employment and work through the crises that first rendered them homeless.

Tucson has a number of facilities and a range of services to assist homeless individuals and families including: 631 emergency shelter beds, 1,694 transitional housing units and 977 supportive housing units, as well as numerous voucher programs.

Nearly 1,600 Unsheltered Homeless in Tucson

Every January, people from all walks of life hit the streets to count the homeless. This is called a point-in-time count. In January 2010, these volunteers counted 1,561 unsheltered homeless in Tucson, including 143 unaccompanied youth and 23 families with children. Homelessness is also found outside of Tucson, with people sleeping in their trucks or in the desert. Services are almost nonexistent outside of Tucson so it is nearly impossible to capture the number in small towns or remote areas.



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FAIR HOUSING & LEAD-BASED PAINT

Report on Fair Housing

In 2009, the City and County worked with the Southwest Fair Housing Council to update the *HUD Analysis of Impediments to Fair Housing Choice*. The Analysis assesses laws, policies, practices and conditions that impact the availability and accessibility of housing.



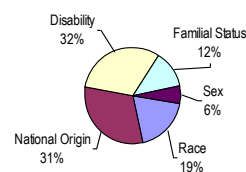
Some of the findings of the Analysis include:

1. Housing discrimination continues to occur in Pima County, although possibly at a reduced rate from a few years ago.
2. Indications are that fair housing enforcement and education and outreach efforts in Pima County have been effective in reducing certain forms of housing discrimination.
3. Housing discrimination is evolving and adapting to changing socio-economic conditions in Pima County. New expressions of illegal housing discrimination have been identified in home rentals, sales, lending, insurance and in the area of foreclosures and these need to be monitored and dealt with when they occur.
4. New fair housing strategies and methodologies are needed to deal with changing forms of housing discrimination.
5. Tenant rights can be a closely related or actual fair housing issue. There is an overwhelming need in Pima County to provide tenants with legal advice and assistance.

What is Housing Discrimination?

Housing discrimination is a complex issue that may best be defined as an action, omission, or decision intending to or having the effect of restricting a person's housing choice on the basis of race, color, religion, sex, disability, familial status or national origin.

Fair Housing Complaints 2005 - 2008



City and County Efforts to Reduce Housing Discrimination

Some of the strategies identified in the 2009 Analysis include providing support for:

- Intake, investigate and processing of complaints, including filings with HUD and the State Attorney General.
- Testing to monitor the compliance of housing providers with fair housing laws.
- Informational presentations and trainings for housing consumers, housing providers and those working in the real estate industry, such as real estate and insurance agents, contractors and builders, and property managers.
- Producing and making available a wide range of fair housing information pamphlets.
- Presenting fair housing information at community events and conferences.
- A periodic community survey to monitor trends in fair housing concerns and knowledge.
- A countywide survey to determine disparities in costs, rates, coverage, terms and conditions of loans and home insurance.

Addressing Lead-based Paint Hazards

- Any structure built before 1978 that is proposed for rehabilitation under federal programs, is tested for lead-based paint.
- The Consortium has licensed contractors who are available to perform appropriate abatement and/or removal procedures if lead-based paint is present.
- Strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances are followed when housing is rehabilitated using federal funds.
- The prospective housing units of families receiving rental assistance who wish to rent housing built prior to 1978 are inspected for chipped, peeling, chalking and deteriorated interior and exterior paint.
- Lead hazard information is distributed to participants in homeownership and rental programs.

Lead-based Paint

Childhood lead poisoning is a serious pediatric health problem. Children ages six and younger are particularly susceptible to lead poisoning. Research indicates that even a low level of lead in a child's blood can have harmful effects on physical and developmental health. The most common source of exposure is deteriorating lead-based paint and lead-contaminated dust found in the home, but other sources include pottery, jewelry, candy and makeup.

The use of lead-based paint became illegal in 1978, so housing built before 1978 may contain some lead-based paint since the use of lead-based paint became illegal that year. Since the amount of lead pigment in the paint tends to increase with a home's age, older housing is more likely to have lead-based paint hazards.

24,725 families with young children occupy housing built before 1980. Renters with young children are more likely to occupy pre-1980 housing, indicating a higher risk of lead paint poisoning among children whose families rent.

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TAKING A STAND ON POVERTY

What are Human Services?

Human services are the benefits and facilities that improve the life and living conditions of people. While usually directed to the poor, disabled and elderly, all members of a community benefit from human services such as:

- Education and recreation programs.
- Job skills development programs.
- Assistance finding employment.
- Assistance navigating social and economic systems.
- Physical and mental health services.
- Shelter and rental assistance.
- Food and clothing.
- Transportation services.

Supporting Human Dignity

It is not enough to simply meet basic needs. Sustainable communities are made up of thriving people.

Pima County and the City of Tucson are operating in the context of a "Hierarchy of Human Dignity". This hierarchy includes four tiers of strategies that when appropriately implemented will lead to sustainable communities.

INTERVENE	Food and clothing. Emergency and transitional shelter with services. Permanent supportive housing. Crisis assistance to move through personal and systemic barriers.
PREVENT	Credit and housing counseling. Job skills development programs. Employment resources. Asset-building strategies. Assistance navigating social and economic systems. Physical and mental health services. Eviction and foreclosure prevention programs. Rental assistance.
IMPROVE	Employment mobility. Job skill building / improvement. Range of employment opportunities. Access to higher education services. Home purchase assistance.
ENRICH	Education and recreation programs. Participatory planning activities. Social and political engagement. Volunteer opportunities. High-wage, high-skill employment opportunities.

148,564 people in Pima County live in Poverty

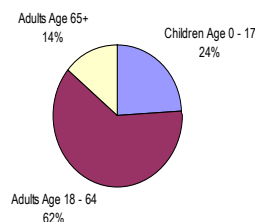
The 2008 poverty level for a family of four was \$20,650. Many living in poverty have fixed incomes, while others work. A family of four with one full-time wage earner making \$9.90/hour would live in poverty.

Families and individuals living in poverty are particularly vulnerable to a host of housing, social and economic problems. Poverty-level households experience crisis on an on-going basis. Yet intervention alone is not adequate to address the problems that are inherent in poverty. Continuing intervention must be coupled with strong supports that provide opportunities for improvement and enrichment.

Among those living in poverty are:

- 50,160 children
- 12,014 seniors
- 86,390 adults

Pima Co Population in Poverty by Age 2008



A Skilled Workforce

Supporting businesses so they can provide job opportunities is an important element of addressing poverty and creating sustainable communities. One of the greatest needs of businesses is a skilled workforce with a strong work ethic.

Workforce needs are generally divided into two categories – youth and adults.

Youth need skills that meet business market needs. These skills are developed through connecting learning to work in the education system, basic skills such as citizenship, leadership, community service, adult mentoring, and other support services. Programs for both the gifted and talented as well as for the disadvantaged are needed to prepare youth for the workforce.

Among the adult workforce, needs are extensive and include matching services to the worker and the employer, helping individuals identify barriers to success in gaining and retaining employment, developing individual solutions and appropriate supports, and providing employers with ready access to information and referral for potential and incumbent workers with barriers.

Barriers to Employment

Besides skill specific training, barriers faced by the adult workforce include:

- Housing, childcare, drug and alcohol treatment, remedial and basic skills, technology literacy, language, transportation, medical care, workplace protocol skills, clothing, tools, and support during the trial service employment period.

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SUPPORTING PEOPLE THROUGH THE BUILT ENVIRONMENT

Addressing Community Development Needs

For several decades the focus has been, of necessity, on supporting growth. The current economic recession represents an opportunity to reinvest, focusing on revitalizing existing neighborhoods and communities and enhancing the infrastructure necessary to support existing residents.

Just as individual and family needs are addressed through a four-tier hierarchy, so are the needs of the built environment. The inter-relationship is clear: people in crisis need a safe and secure environment to become stable, self-sufficient and ultimately thrive. In turn, thriving people have the ability to support the built environment and pro-actively participate in community enrichment.

INTERVENE	Police and fire protection. Safe streets. Potable water. Flood control. Waste (sewer and solid) disposal. Lead paint and contaminated site abatement.
PREVENT	Neighborhood and community facilities. Code enforcement and demolition. Historic preservation. Commercial and residential rehabilitation. Affordable rental housing. Acquisition of vacant land and buildings for future development.
IMPROVE	Neighborhood and community planning. Mixed-income/use development. Multi-modal transportation opportunities. Energy-efficient, sustainable development and improvements. Commercial and residential rehabilitation. Affordable homeownership housing.
ENRICH	Mix of new, infill development and rehabilitation, inter-connected with multi-modal transportation, energy-efficient and sustainable affordable housing, and employment opportunities.

Community Development Objectives

The City and County's five-year objectives for community development are:

1. Develop, expand and rehabilitate existing public facilities to support neighborhood and community demographics and encourage community involvement in support services and recreation opportunities.
2. Develop, rehabilitate and expand infrastructure to encourage mixed-income and mixed-use development, accessibility, use of public transportation, and sustainability through neighborhood and/or community-appropriate services and activities.
3. Continue code enforcement and demolition activities.
4. Develop community facilities capable of serving multiple populations and supporting concurrent activities.
5. Co-locate services in existing public facilities with easy access to public transportation and in existing residential areas.
6. Develop models for nonprofit-private partnerships to increase commercial building energy efficiency while providing tax rebates and incentives to private sector organizations that can benefit.
7. Support public safety and security through fire protection, street improvements, flood control, and water, wastewater and solid waste facilities.

The Martin Luther King Apartments at Depot Plaza

This mixed-use project site in Downtown Tucson has been under development since July 2007, when the City and Rio Nuevo broke ground on a 285-stall subterranean parking garage that will serve as the building platform for 68 new public housing apartments. The transit-oriented development will contain market rate and affordable housing, ground-floor retail, a public plaza, and streetscape improvements adjacent to the modern street car line on east Congress. \$60 million from public and private sources is expected to be leveraged to complete all six phases of the Plan.

Through the HOPE VI program the City has partnered with a host of non-profit organizations that provide activities and support to residents. This includes onsite medical services, educational programs, social events, transportation, and physical activity.

The new MLK building will include all handicapped accessible one-bedroom units ranging from 628 to 780 square feet, each with a private outdoor balcony. The common area includes a computer lab/ library and a rooftop community space, as well as a controlled-access lobby. These amenities are designed to promote maximum independent living and community-based activities for the elderly and disabled residents.

Upon completion, the City hopes to fulfill the project's Silver designation under the Leadership in Energy and Environmental Design (LEED) standards established by the U.S. Green Building Council; which is the third highest level that can be achieved for green building. Residents will begin to occupy the building in late 2010.

Providing housing for seniors and persons with disabilities residents is a key milestone in the City's third HOPE VI Project, which received \$9.85 million in a national competition funded by HUD. Tucson successfully revitalized the South Park Neighborhood and Barrio Santa Rosa with HOPE VI awards.

WORKING TOGETHER TO MAKE A DIFFERENCE

CITY OF TUCSON AND PIMA COUNTY CONSORTIUM

2010 – 2015 HUD CONSOLIDATED PLAN CITIZEN SUMMARY

COMMUNITY CONVERSATIONS

Source documents

The goals, objectives and strategies identified in the five-year Consolidated Plan were derived from a variety of sources, including:

- City of Tucson General Plan;
- Continuum of Care;
- Pima County NSP2 Application;
- 10-year Plan to End Homelessness;
- Analysis of Impediments to Fair Housing Choice;
- Housing + Transportation Affordability in Tucson Metropolitan Area, Pima County, and Pinal County;
- Rural Pima County Economic Profile;
- Tucson Area Housing Market Forecast for 2010 and Beyond
- Securing Our Future Now: An Economic Blueprint for the Tucson Region
- Pima County Workforce Development Comprehensive Plan
- City of Tucson Public Housing Authority Annual Plan
- Call to Action Plan
- Drachman Institute Regulatory Barriers to Innovative Housing, and Publicly-Subsidized Housing Reports

Stakeholder and Public Forums

A series of fifteen stakeholder and public forums were held to solicit input into current conditions, identify obstacles to implementing programs and developing projects, and define goals and strategies. A public forum was also conducted to provide an opportunity for input into the goals and strategies before the public comment period. Forums were organized around key elements of the Plan and its vision, as well as HUD-funded and related activities, including:

- Homelessness
- Rural services
- Affordable housing development
- Housing and human services for Refugees, Immigrants, Special Populations
- Human services for families
- Building for energy efficiency
- Single-family sustainable development and rehabilitation
- Fair housing
- Foreclosures and predatory lending
- Increasing income using HUD programs
- Transportation and housing
- Revitalization
- Public-private partnerships

The input from the 110 individuals representing over 45 agencies who attended the forums was invaluable. Many of their ideas are incorporated into the five-year plan. Some of the ideas that were generated include:

- Contributing City and County land to affordable housing projects.
- Establishing a capital fund that provides the nonprofit community an opportunity to acquire distressed and foreclosed multi-family property.
- Adding refugees to the Pima County housing search engine to increase the likelihood of a positive tenant-landlord match.
- Educating individuals, families, the business community, property managers, and nonprofit organizations regarding how to comply with immigration laws while providing opportunities for immigrants to assimilate.
- Developing a flexible rental assistance program that can address the full continuum of needs from prevention through long-term support.
- Supporting services that enable aging in place, such as minor housing rehabilitation, home modifications and repairs.
- Setting aside HOME resources for supportive housing (Section 202/811) projects.
- Providing support for volunteer programs, many of which are already well mobilized.
- Incorporating energy efficiency improvements into rehabilitation and development standards.
- Supporting training and education for housing, default and credit counselors.
- Expanding the pool of potential contractors through training and capacity building regarding HUD program requirements.

Public Hearings

The public was invited to comment on the Draft Consolidated Plan at two public hearings. The final plan includes their comments and the responses from the City and County.

Copies of the Plan

The final HUD narratives and Annual Action plan are available online at the Pima County and City of Tucson websites.



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CREATING A SUSTAINABLE ORGANIZATIONAL STRUCTURE

NSP2: A Model of Cooperation

In January 2010, Pima County CDNC received \$22.1 million in competitive HUD Neighborhood Stabilization Program 2 (NSP2) funding. This program will leverage an additional \$14 million in local contributions.

The purpose of NSP2 is to stabilize targeted neighborhoods whose viability has been and continues to be damaged by the economic effects of foreclosed and abandoned property.

Pima County created an eight-member consortium of high-capacity organizations, including the City of Tucson and six nonprofit organizations. During the past 2 years, these organizations had rehabilitated over 600 homes, redeveloped 300 properties, and assisted 500 1st-time homebuyers.

Building on the individual capacity of each member, over the next 2 years, the NSP2 consortium will work collectively to:

- Acquire and rehabilitate 95 properties for sale and rent to low and middle income households.
- Redevelop 90 vacant lots with affordable housing.
- Place 35 properties into a land bank for future affordable housing development.
- Provide down payment assistance to 60 purchasers of foreclosed property.
- Demolish 100 dilapidated structures.

Strengthening the Delivery System

While the existing structure and system support a variety of activities, the economic recession has led to a host of barriers and challenges. These challenges can however be overcome through increased coordination and cooperation. The City of Tucson and Pima County, with the input of the public and stakeholders is prepared to be the model of collaborative and coordinated planning and program implementation.

Institutional Structure (Delivery System) Objectives

1. Provide opportunities for the public, program beneficiaries and stakeholders to participate in planning and program policy development.
2. Develop rehabilitation standards that provide for graduated improvements, with emphasis on health and safety, energy efficiency and sustainability improvements.
3. Develop and adopt a regional plan that incorporates housing, human services and non-housing community development strategies. Undertake each element separately or together as appropriate.
4. Assess organizational capacity and establish administrative systems that take advantage of existing capacity.
5. Simplify the process of applying for resources by establishing a single application, funding policies and a single point of contact for the activities that are funded in the City of Tucson by both the City and the County.
6. Encourage energy efficient and sustainable design practices through development of a net zero code, contractor education, and coordination with and marketing of University of Arizona and Arizona State University design and retrofit guidelines. Work with the manufactured housing industry to incorporate energy efficient and sustainable design standards and ideas from site-built units.
7. Identify and apply for a variety of federal, state and private resources to support HUD programs and the activities of the Consolidated Plan.

Pima County Board of Supervisors	Tucson City Council
<p>Ramón Valadez, Chairman, District 2 Ann Day, District 1 Sharon Bronson, District 3 Ray Carroll, District 4 Richard Elias, District 5</p> <p>C H Huckleberry, County Administrator</p> <p>Hank Atha, Deputy County Administrator, Community and Economic Development</p>	<p>Bob Walkup, Mayor Regina Romero, Ward 1 Rodney Glassman, Vice-Mayor, Ward 2 Karin Uhlich, Ward 3 Shirley Scott, Ward 4 Richard Fimbres, Ward 5 Steve Kozachik, Ward 6</p> <p>Mike Letcher, City Manager</p> <p>Richard Miranda, Deputy City Manager</p>
<p>Pima County Community Development and Neighborhood Conservation Department</p> <p>Margaret Kish, Director 2797 E Ajo Way Tucson, AZ 85713 520-243-6777</p>	<p>City of Tucson Department of Housing and Community Development</p> <p>Albert Elias, Director 310 N. Commerce Park Loop Tucson, AZ 85745 520-791-4171</p>